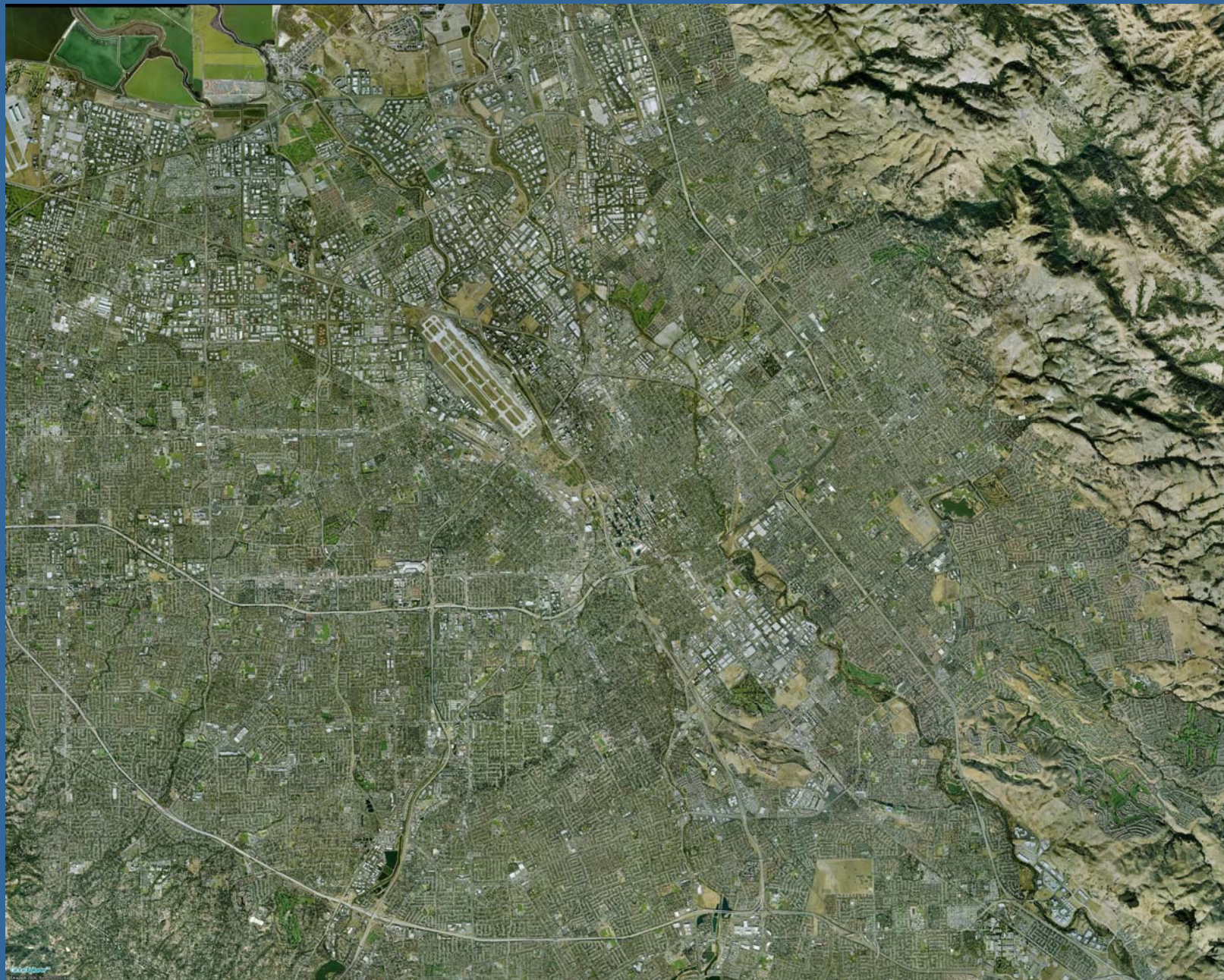


Former San Jose Medical Center Site Land Use – Health Care Study

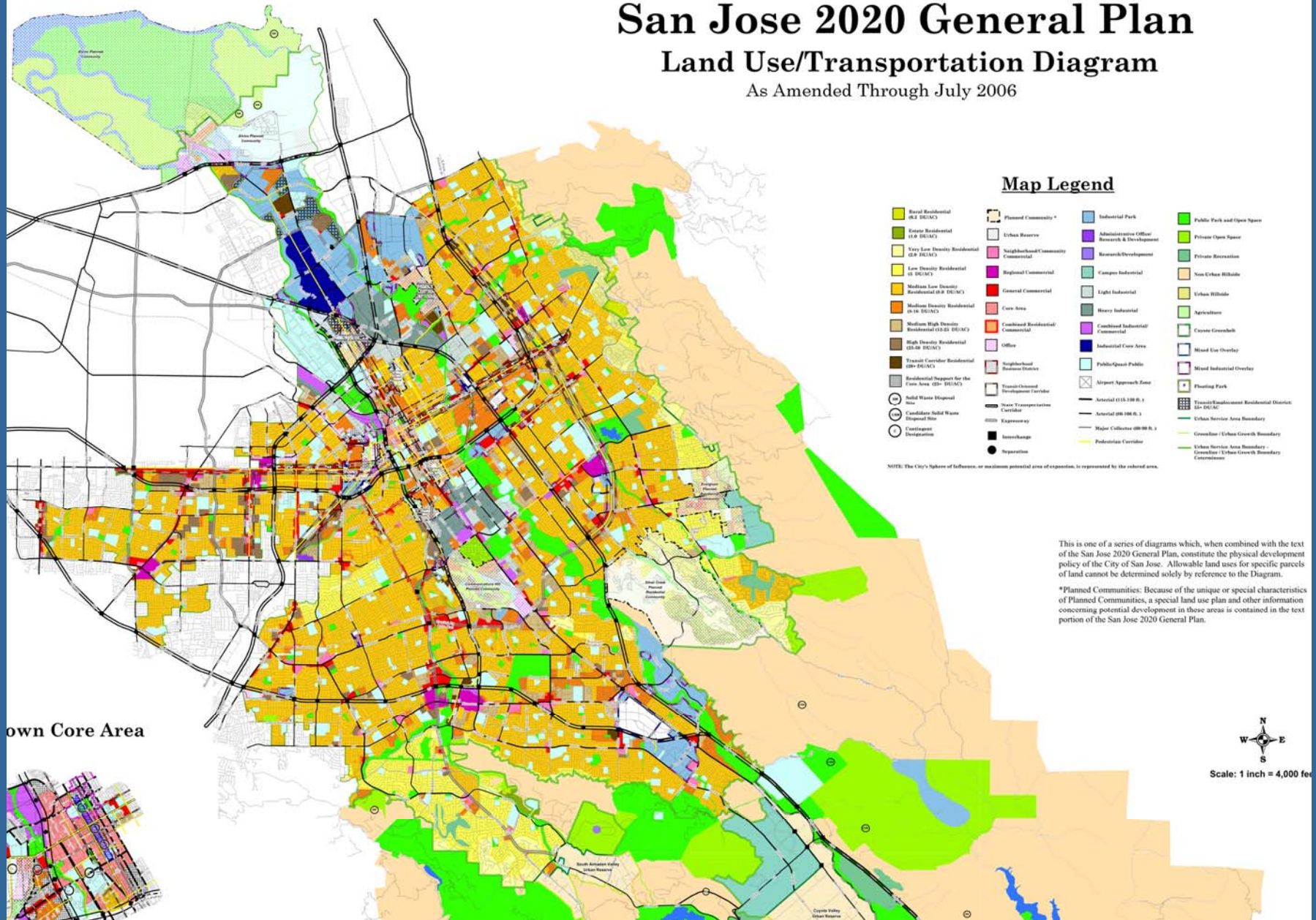
- Land Use Planning Overview**
- Land Use Designations**
- Land Use Patterns**
- Measuring Land Use Density / Intensity**
- Land Use and “Developability”**



San Jose 2020 General Plan

Land Use/Transportation Diagram

As Amended Through July 2006



own Core Area

This is one of a series of diagrams which, when combined with the text of the San Jose 2020 General Plan, constitute the physical development policy of the City of San Jose. Allowable land uses for specific parcels of land cannot be determined solely by reference to the Diagram.

*Planned Communities: Because of the unique or special characteristics of Planned Communities, a special land use plan and other information concerning potential development in these areas is contained in the text portion of the San Jose 2020 General Plan.



Scale: 1 inch = 4,000 feet

Map Legend

 Rural Residential (0.2 DU/AC)	 Planned Community *	 Industrial Park	 Public Park and Open Space
 Estate Residential (1.0 DU/AC)	 Urban Reserve	 Administrative Office/ Research & Development	 Private Open Space
 Very Low Density Residential (2.0 DU/AC)	 Neighborhood/Community Commercial	 Research/Development	 Private Recreation
 Low Density Residential (5 DU/AC)	 Regional Commercial	 Campus Industrial	 Non-Urban Hillside
 Medium Low Density Residential (8.0 DU/AC)	 General Commercial	 Light Industrial	 Urban Hillside
 Medium Density Residential (8-16 DU/AC)	 Core Area	 Heavy Industrial	 Agriculture
 Medium High Density Residential (12-25 DU/AC)	 Combined Residential/ Commercial	 Combined Industrial/ Commercial	 Coyote Greenbelt
 High Density Residential (25-50 DU/AC)	 Office	 Industrial Core Area	 Mixed Use Overlay
 Transit Corridor Residential (20+ DU/AC)	 Neighborhood Business District	 Public/Quasi-Public	 Mixed Industrial Overlay
 Residential Support for the Core Area (25+ DU/AC)	 Transit-Oriented Development Corridor	 Airport Approach Zone	 Floating Park
 Solid Waste Disposal Site	 State Transportation Corridor	 Arterial (115-130 ft.)	 Transit/Employment Residential District: 55+ DU/AC
 Candidate Solid Waste Disposal Site	 Expressway	 Arterial (80-106 ft.)	 Urban Service Area Boundary
 Contingent Designation	 Interchange	 Major Collector (60-90 ft.)	 Greenline / Urban Growth Boundary
	 Separation	 Pedestrian Corridor	 Urban Service Area Boundary - Greenline / Urban Growth Boundary Coterminous

NOTE: The City's Sphere of Influence, or maximum potential area of expansion, is represented by the colored area.

Medium Low Density Residential



High Density Residential



General Commercial

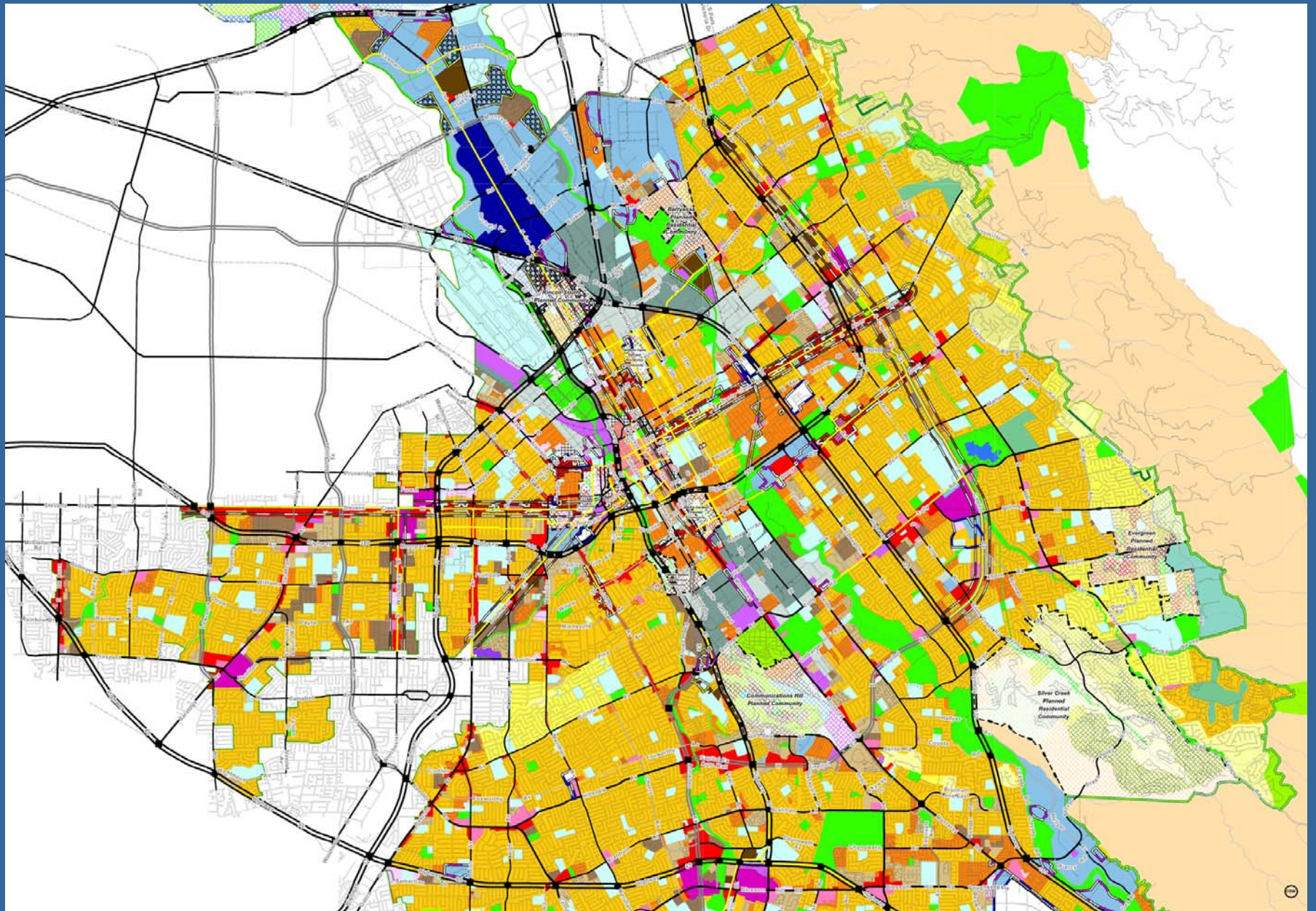


Office / Research & Development



Public/Quasi-Public





General Plan Zand Use Designations



- Public Park and Open Space
- General Commercial
- Public/Quasi-Public
- Medium Low Density Residential (8.0 DU/AC)
- Medium Density Residential (8-16 DU/AC)
- Medium High Density Residential (12-25 DU/AC)
- High Density Residential (25-50 DU/AC)
- Office

Scale: 1:3600
1 in = 300 ft



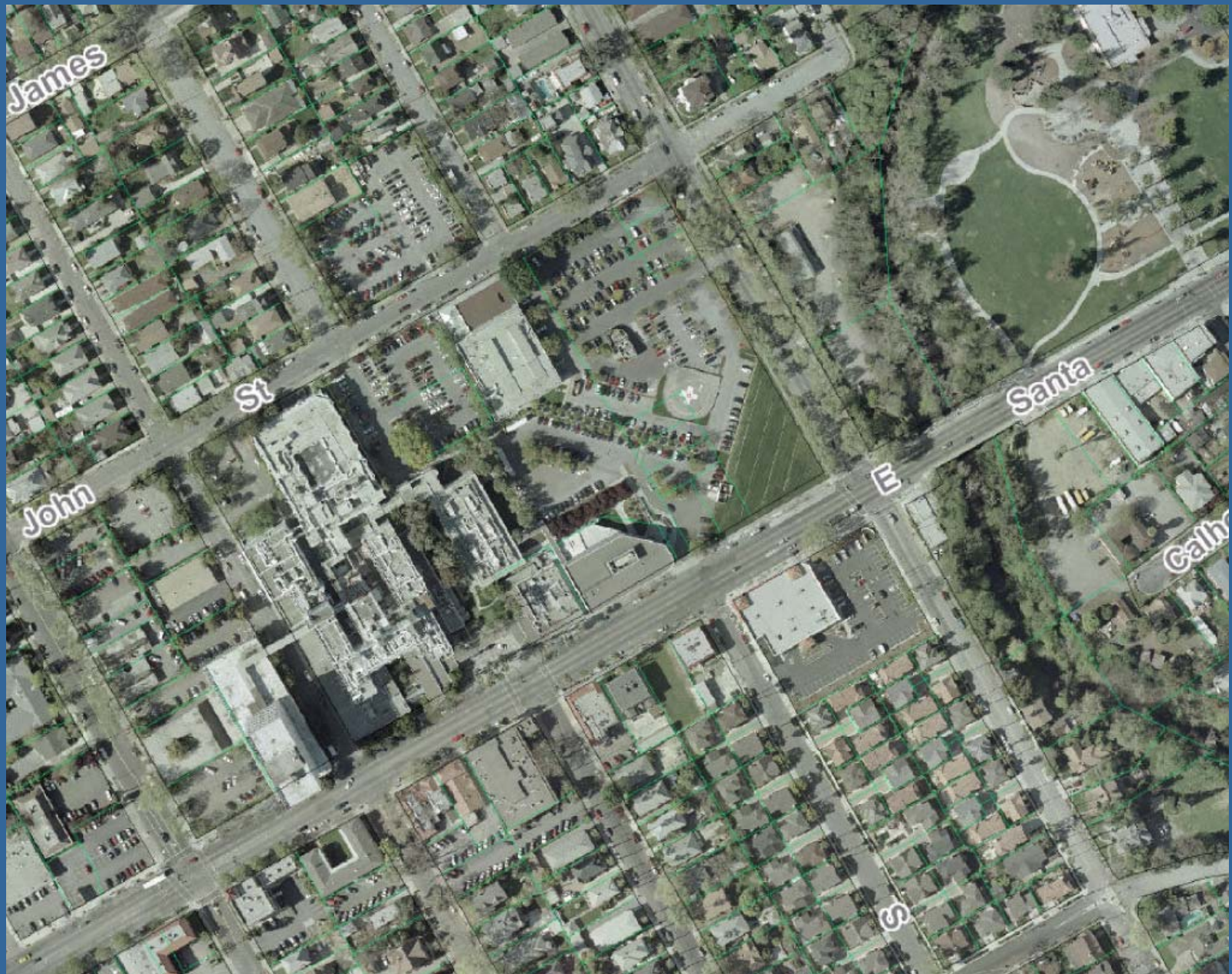
Map Created On:
8/18/2006

Prepared by the Department of Planning, Building, and Code Enforcement
City of San Jose, California

Joseph Horwedel, Acting Director



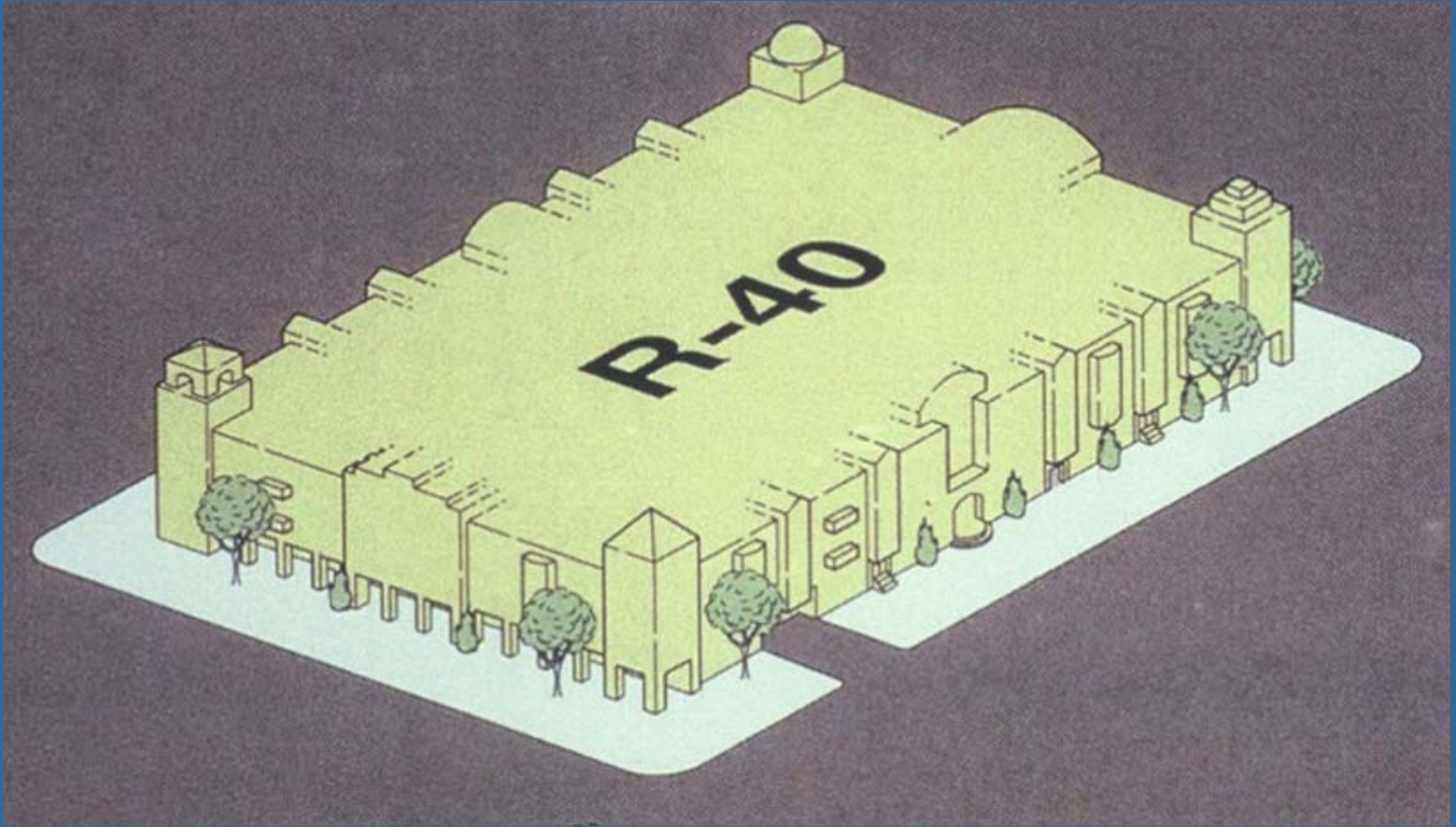
10th Largest U.S. City



Land Use Patterns



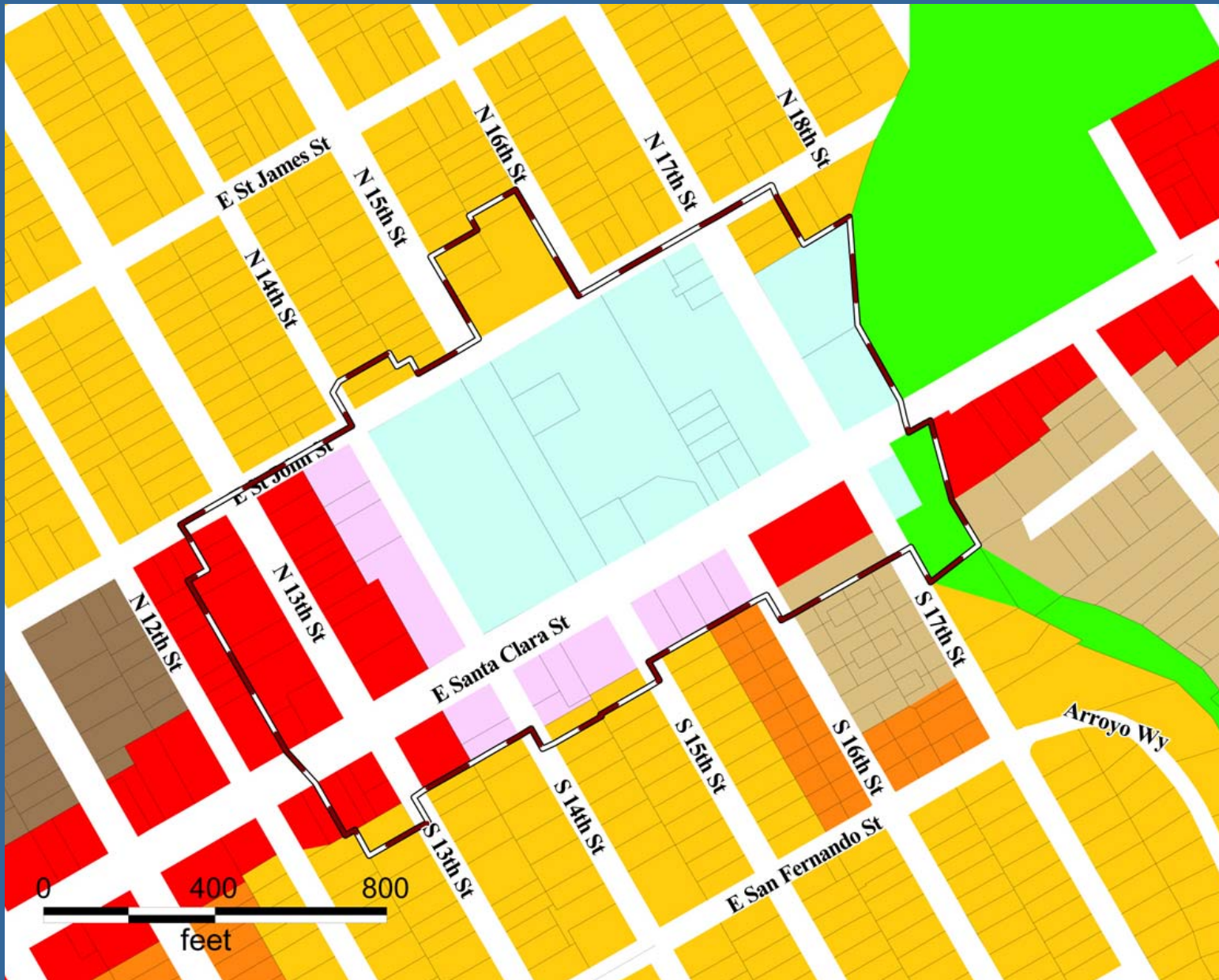
Land Use Patterns – Single Land Use



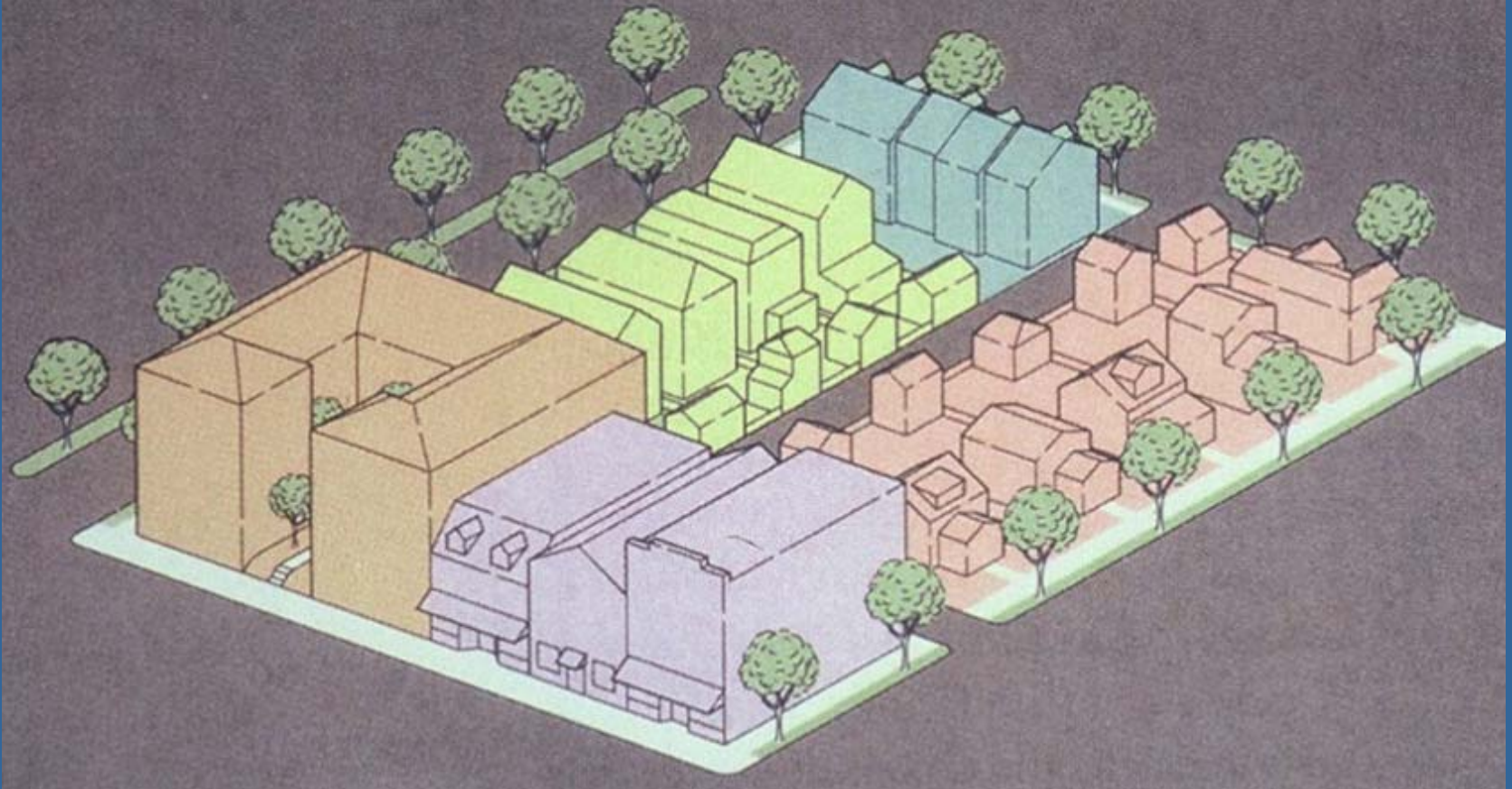
Land Use Patterns – Single Land Use



Land Use Patterns



Land Use Pattern – Mixed Land Uses



Land Use Pattern – Mixed Side-by-Side



Land Use Pattern – Mixed Vertical



**Avalon on The Alameda
San Jose, CA**

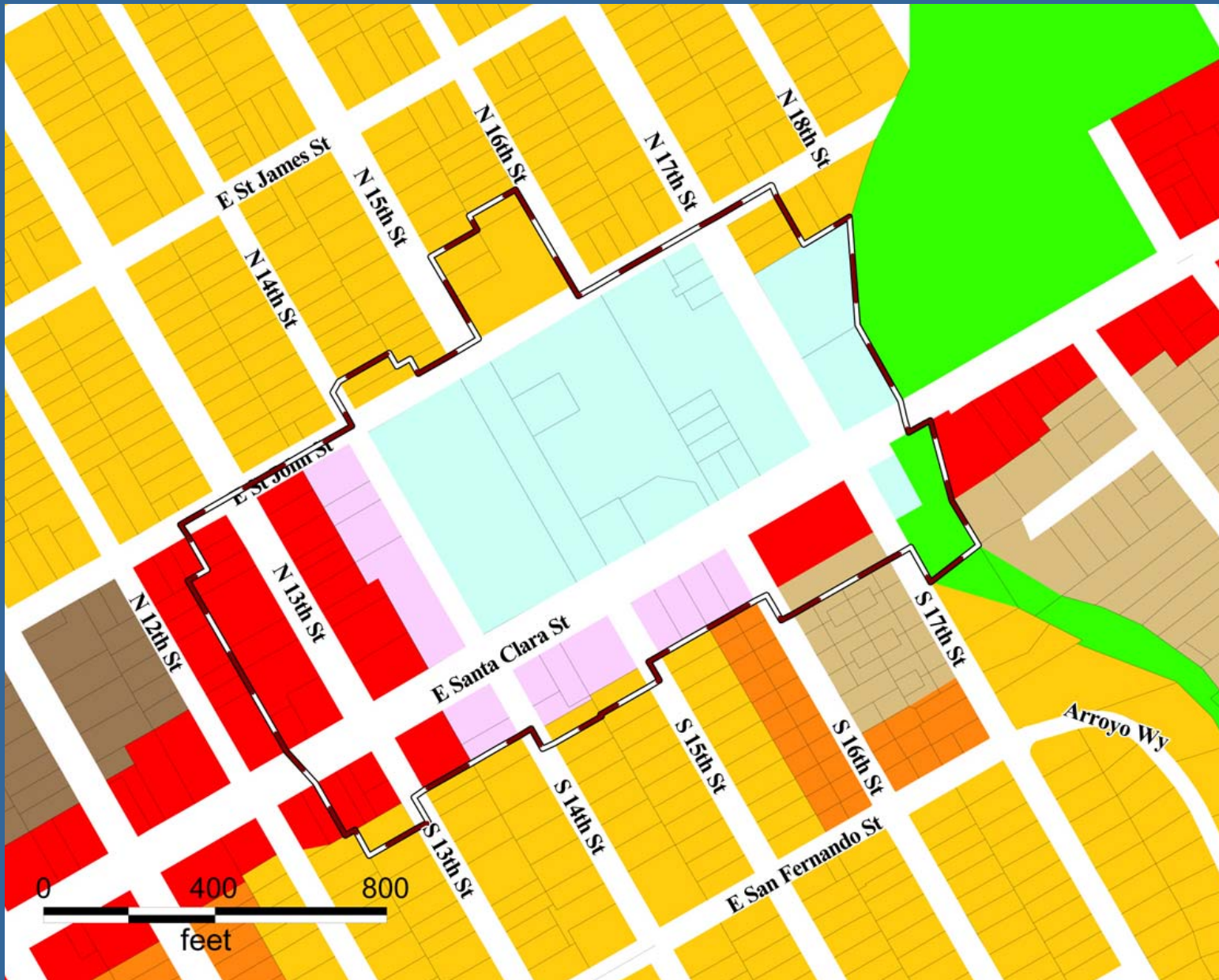
Land Use Pattern – Mixed Vertical & Horizontal



Silicon Valley 2010

Photo Simulation by Urban Advantage / Steve Price

Land Use Patterns



Measuring Land Use – Density / Intensity

- Residential Land Use Density is Measured in Dwelling Units per Acres (DUA)

For example: A 10 acre property developed with 100 dwelling units has a density of 10 DUA.

- Commercial Land Use Intensity is Measured in Floor-to-Area Ratio (FAR).

For example: A 10,000 square foot property developed with 5,000 square feet of commercial space has an FAR of 0.5

(Fun Fact: 40 DUA = 1.0 FAR +/-)

Medium Low Density Residential – 8 DUA

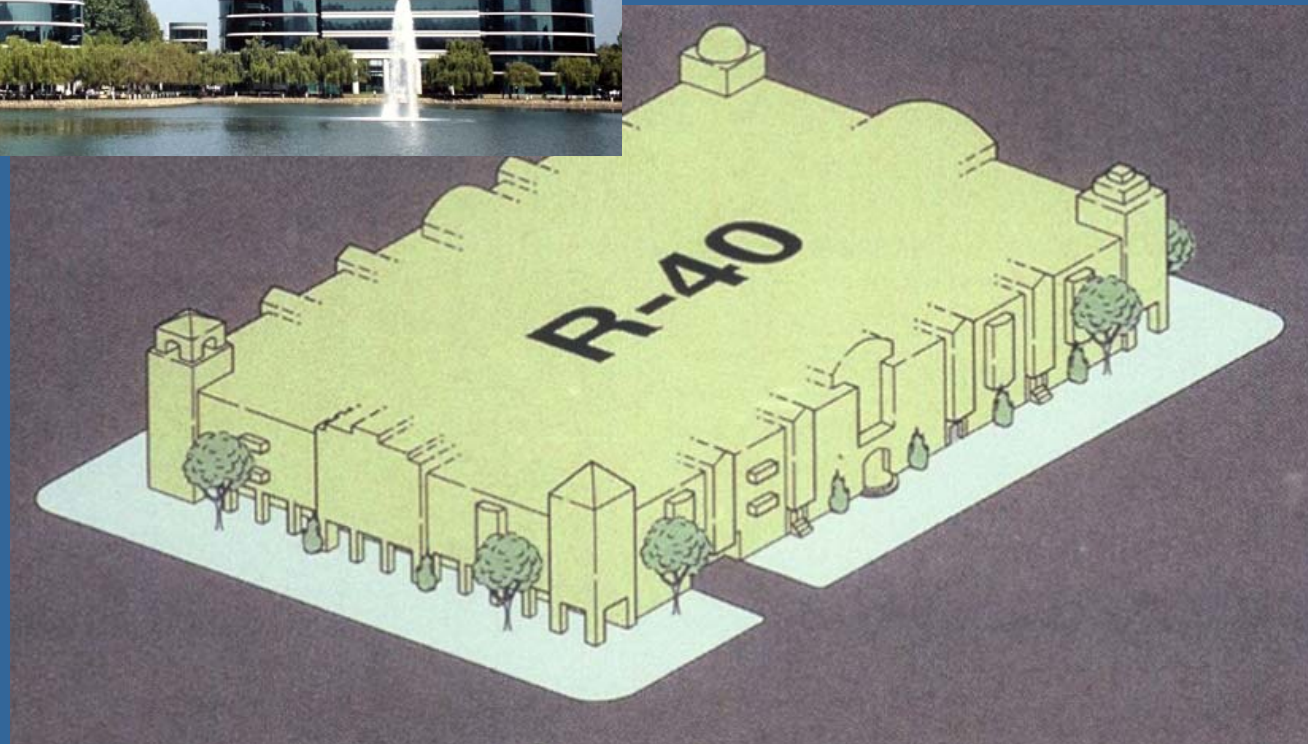
Typically 1-2 Stories



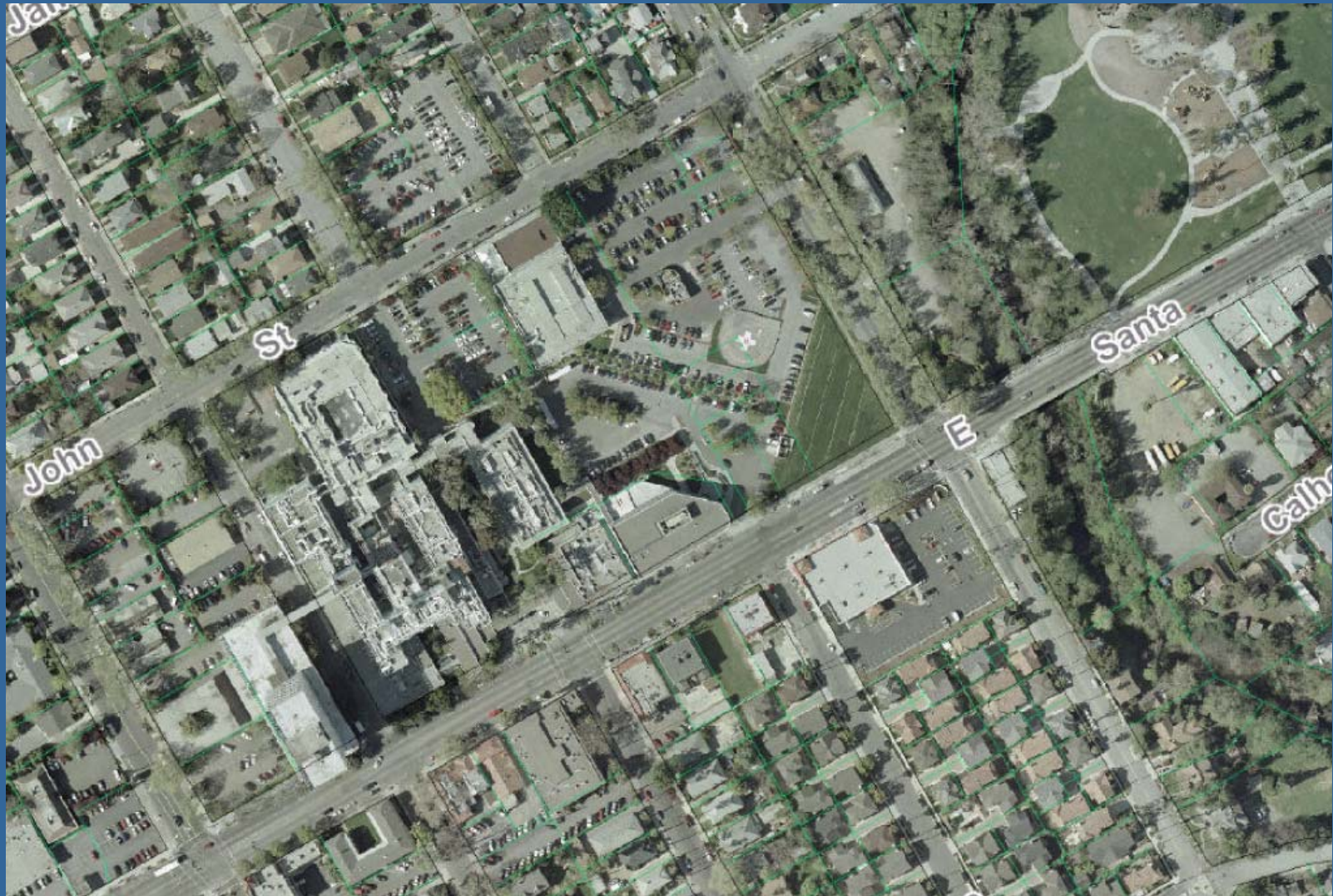
High Density Residential – 25+ DUA

Typically 3+ Stories

Floor Area Ratio / FAR = 1.0 +/-



Land Use Developability



Developability Issues

- Market Feasibility -- What land uses and densities are supported by local real estate demand and land values?
- Site Area -- Is the site large enough for the land use under consideration? e.g., a regional commercial center requires more land than an apartment building.
- Site Location – Is the site in the right location for the use? e.g., commercial uses are more successful along high traffic streets, single family residential are not.
- Side-by-Side Relationships – If multiple land uses are being considered, are they complementary? i.e., are there noise, visual, or access conflicts between them?

Land Use Developability



General Plan Zand Use Designations



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